



## THE TIER SYSTEM

### 3.4 Middle Keys - Mile Marker 60-71

#### 3.4.1 Description

The Middle Keys tier region is comprised of all of the islands from Mile Marker 60 (Duck Key) through Mile Marker 71 (Long Key). There are several different types of uses found within this area. The land uses include residential neighborhoods, commercial fishing areas, a destination resort, a state park and preservation lands. The diverse setting creates a region with high-density development surrounded by more sensitive habitat. Long Key (MM 65-71) especially exhibits this type of development. In addition, many of the uses found within this region rely heavily on water resources to continue normal business and residential operations.

The diverse land uses lend to different land use map designations. Duck Key is divided between Destination Resort (DR) for Hawk's Cay Resort and Improved Subdivision Masonry (IS-M). Conch Key is a Commercial Fishing District, specifically location #16 (CFSD 16). The density for IS-M is the same as IS subdivisions, one (1) unit per lot and the allocated density for CFSD 16 is three (3) units per acre.

#### 3.4.2 Tier Matrix

The following matrix was built by querying the attribute table. The residential and commercial areas were determined by using the Monroe County Property Appraiser's database and the property classification codes (PC) associated with each parcel.

#### 3.4.3 Discussion

Location (Mile Marker)	Tier	Vacant URM	Vacant IS	Vacant SR	Vacant Residential Parcels	Vacant Commercial Parcels	Total Private Vacant Parcels	Total Devel- oped Parcels
Middle Keys	I	0	8	1	32	0	32	10
	II	0	0	0	0	0	0	0
	III	61	384	1	444	9	103	1084
<b>Total</b>		<b>61</b>	<b>392</b>	<b>1</b>	<b>476</b>	<b>9</b>	<b>233</b>	<b>1094</b>

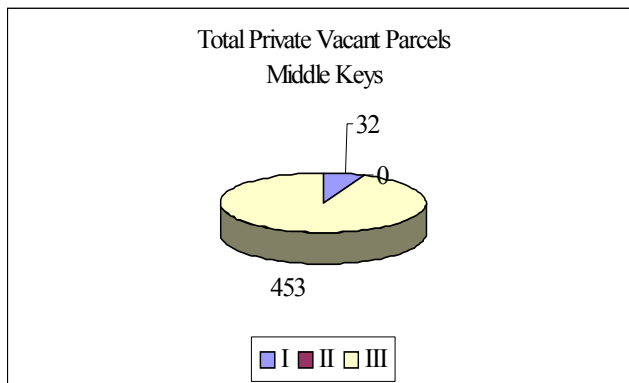
Source: Monroe County Tier Maps and Property Appraiser's Database



## THE TIER SYSTEM

There are a total of 1,326 acres and 1,537 individual parcels within the Middle Keys. The total number of private vacant parcels is 485. This number represents 31.5% of all parcels in the area. The total number of developed parcels is 1094 or 71% of the parcels in the Middle Keys. This number does not represent the area of total land developed. The number of publicly owned parcels is 84 or 4% of parcels, but the land mass that is occupied by publicly owned entities is 810 acres or 61% of the total area of the Middle Keys. The amount of area that is vacant and privately owned is 233 acres or 19% of the total area of the Middle Keys.

The following graph outlines the number of vacant private parcels in each tier in the Middle Keys.



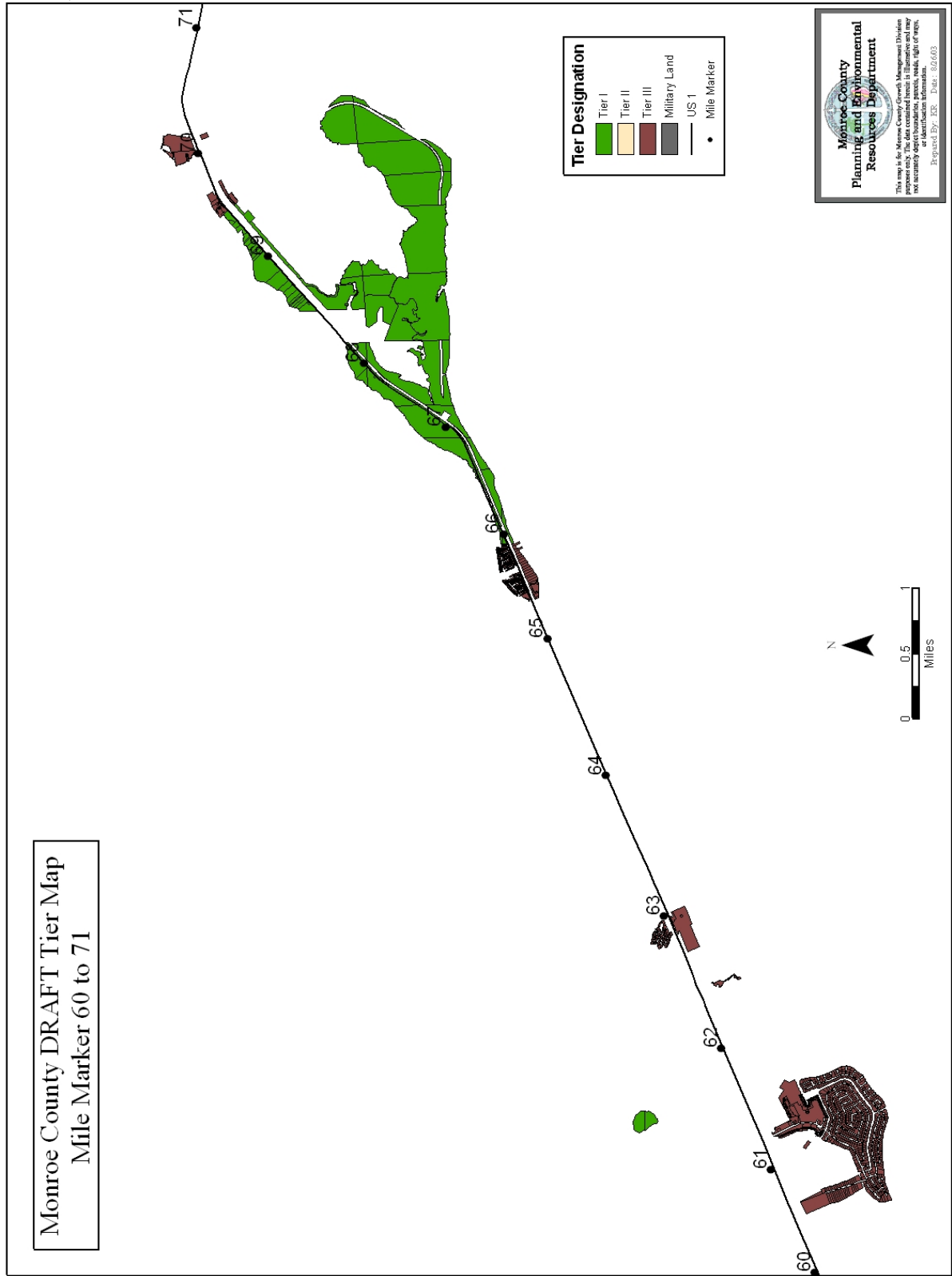
There are 32 vacant private parcels in the proposed Tier I areas, 0 vacant private parcels in the proposed Tier II areas and 453 vacant private parcels in the proposed Tier III areas.

The number of Tier III vacant parcels includes both residential and commercial uses. The number of vacant IS M and URM parcels in Tier III is 445. The density for these 445 parcels is one unit per lot. Therefore, there is the potential to develop 45 new single family dwelling units on the IS M and URM lots. This is 91% of the total number of private vacant residential parcels. The remaining 9% of the total private vacant parcels is divided by the vacant commercial lots, which are 1% of the total and other residential zoning classifications including Suburban Residential (SR), Urban Residential (UR) and Commercial Fishing District (CFSD).

The total number of vacant commercial parcels is 9, with all of the parcels being in Tier III. The vacant commercial parcels are found on Duck Key and Conch Key. These two areas are already densely developed commercial areas.



## MIDDLE KEYS MAP





## THE TIER SYSTEM

### 3.5 Lower Keys – Mile Marker 4 to 40

#### 3.4.1 Description

The Lower Keys tier region is comprised of all of the islands from Mile Marker 4 (Stock Island) to Mile Marker 40 (Little Duck Key), excluding Big Pine Key and No Name Key. This region includes refuge areas, residential neighborhoods and high-density commercial areas. CARL land and the Great White Heron Wildlife Refuge are included in the refuge areas. The high-density commercial areas are on Stock Island and US 1 corridor, especially Big Coppitt Key and Summerland Key. Boca Chica Naval Air Station and land that is specifically for Military Facilities has been excluded from this draft of the Tier System. The Federal Government currently owns these lands and there is no indication that these lands will change ownership in the near future.

#### 3.4.2 Tier Matrix

The following matrix was built by querying the attribute table. The residential and commercial areas were determined by using the Monroe County Property Appraiser's database and the property classification codes (PC) associated with each parcel.

#### 3.4.3 Discussion

Location (Mile Marker)	Tier	Vacant URM	Vacant IS	Vacant SR	Vacant Residential Parcels	Vacant Commercial Parcels	Total Private Vacant Parcels	Total Devel- oped Parcels
Lower Keys	I	3	616	202	2270	24	2294	445
MM 4-40	II	1	451	7	96	13	609	448
	III	173	1363	51	1596	194	1790	6175
<b>Total</b>		<b>177</b>	<b>2430</b>	<b>260</b>	<b>4462</b>	<b>231</b>	<b>3401</b>	<b>7068</b>

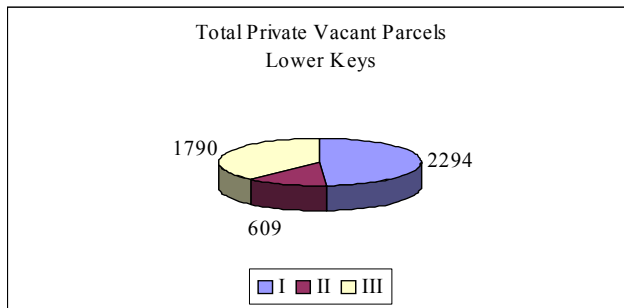
Source: Monroe County Tier Maps and Property Appraiser's Database

There are a total of 26,811 acres and 25,897 individual parcels within the Lower Keys Tier area. The total number of private vacant parcels is 3,401, 13% of all parcels in the area. The total number of developed parcels is 16,211 or 62.5% of the parcels in the Lower Keys. This number does not represent the area of total land developed. The number of publicly owned parcels is 6,910 or 26% of parcels, but the land mass that is occupied by publicly owned entities is 17,120 acres or 63.8% of the total area of the Lower Keys. The amount of area that is vacant and privately owned is 5,031 acres or 18.8% of the total area of the Lower Keys.



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The following graph outlines the number of vacant private parcels in each tier in the Lower Keys.



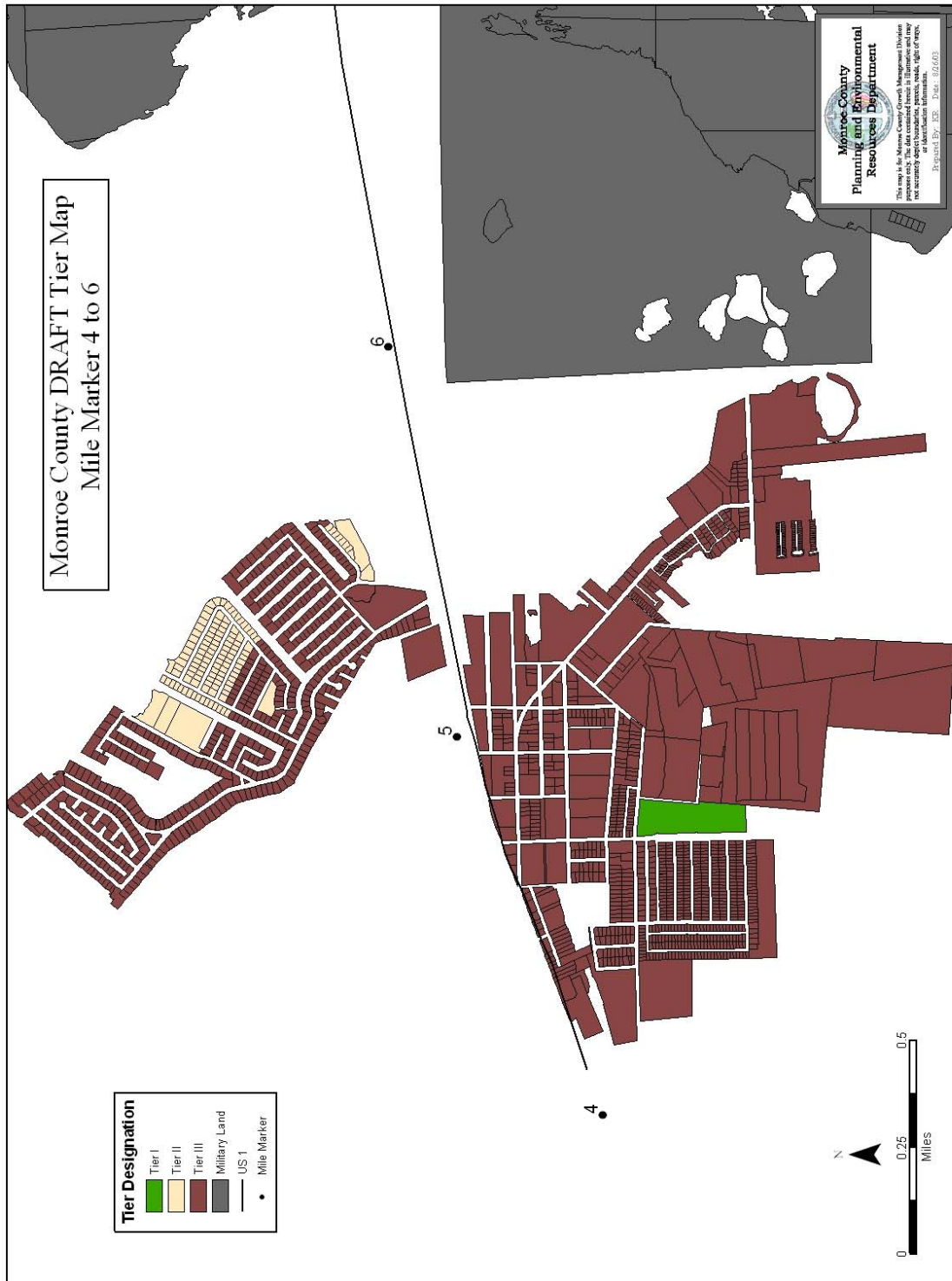
There are 2,294 vacant private parcels in the proposed Tier I areas, 609 vacant private parcels in the proposed Tier II areas and 1,790 vacant private parcels in the proposed Tier III areas.

The number of Tier III vacant parcels includes both residential and commercial uses. The number of vacant IS and URM parcels in Tier I is 1,536. The density for these 1,536 parcels is one unit per lot. Therefore, there is the potential to develop 1,536 new single family dwelling units on the IS and URM lots. This is 85.8% of the total number of private vacant residential parcels. The remaining 14.2% of the total private vacant parcels is divided by the vacant commercial lots, which are only 8% of the total and other residential zoning classifications including Mixed Use (MU), Sparsely Settled (SS) and Suburban Residential (SR).

The total number of vacant commercial parcels is 231, with 194 or 84% of the parcels in Tier III. With the exception of Stock Island, the majority of the vacant commercial parcels are located on US 1 and are in close proximity to existing commercial uses.

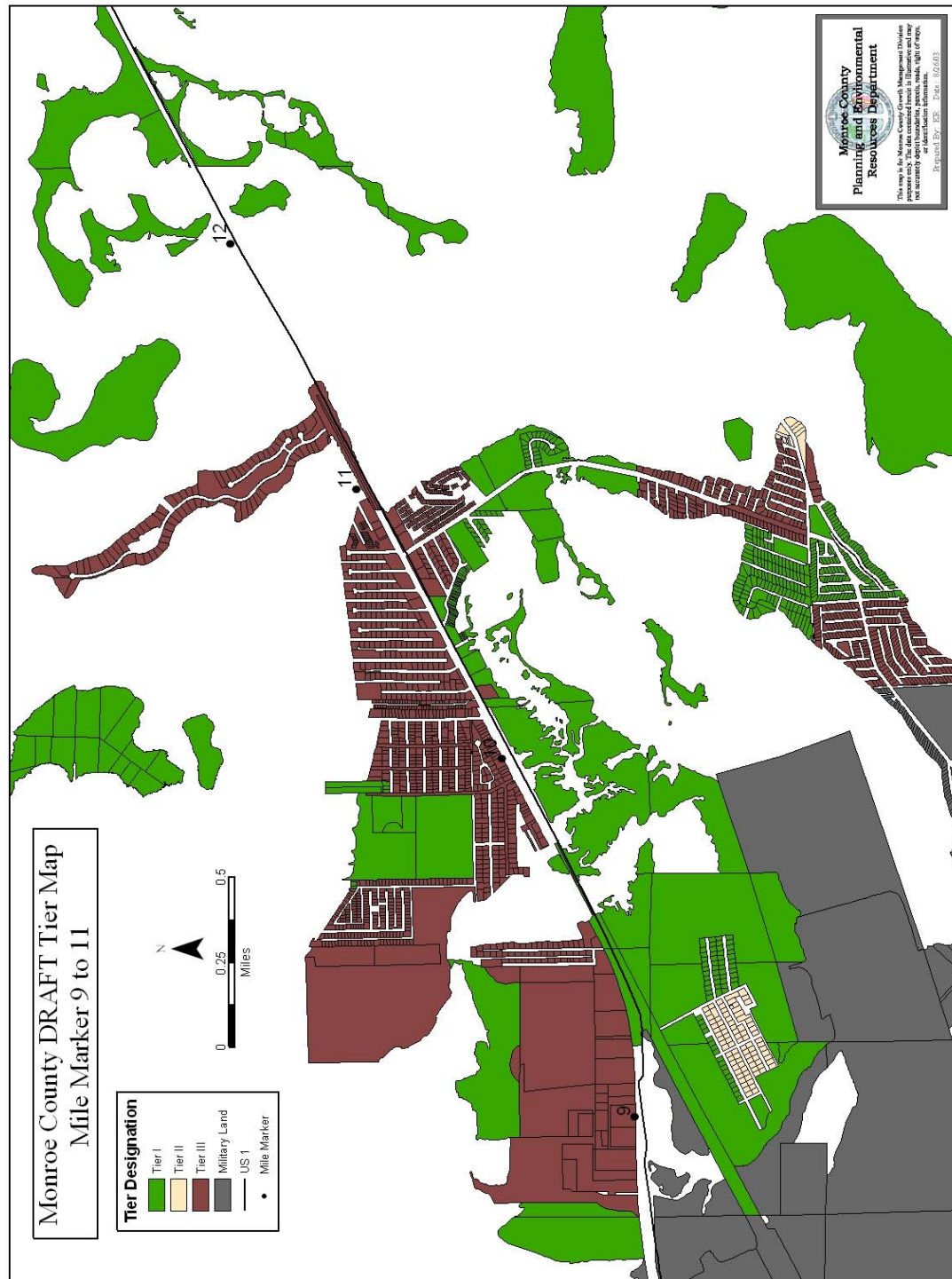


## LOWER KEYS MAPS





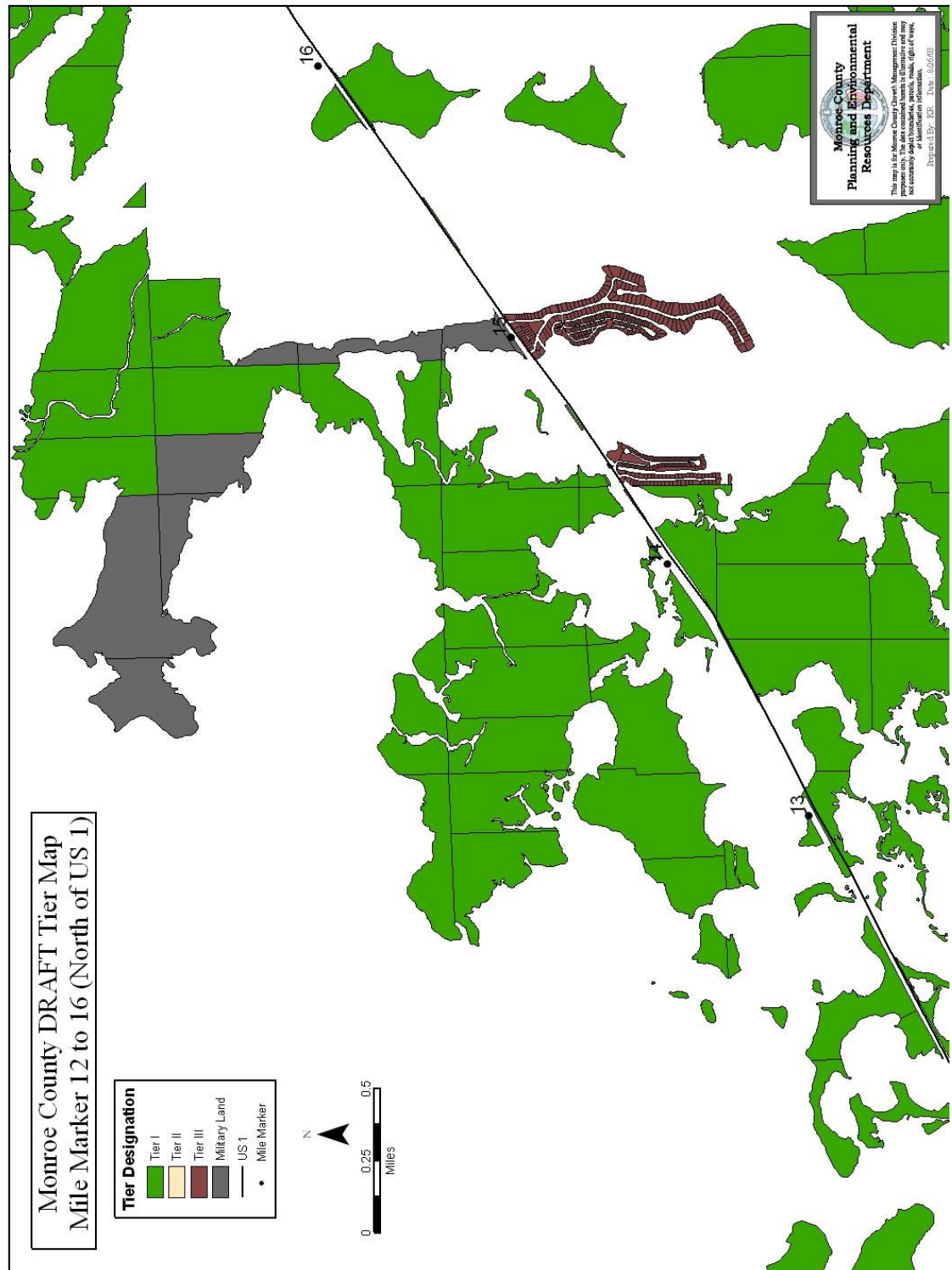
## LOWER KEYS MAPS







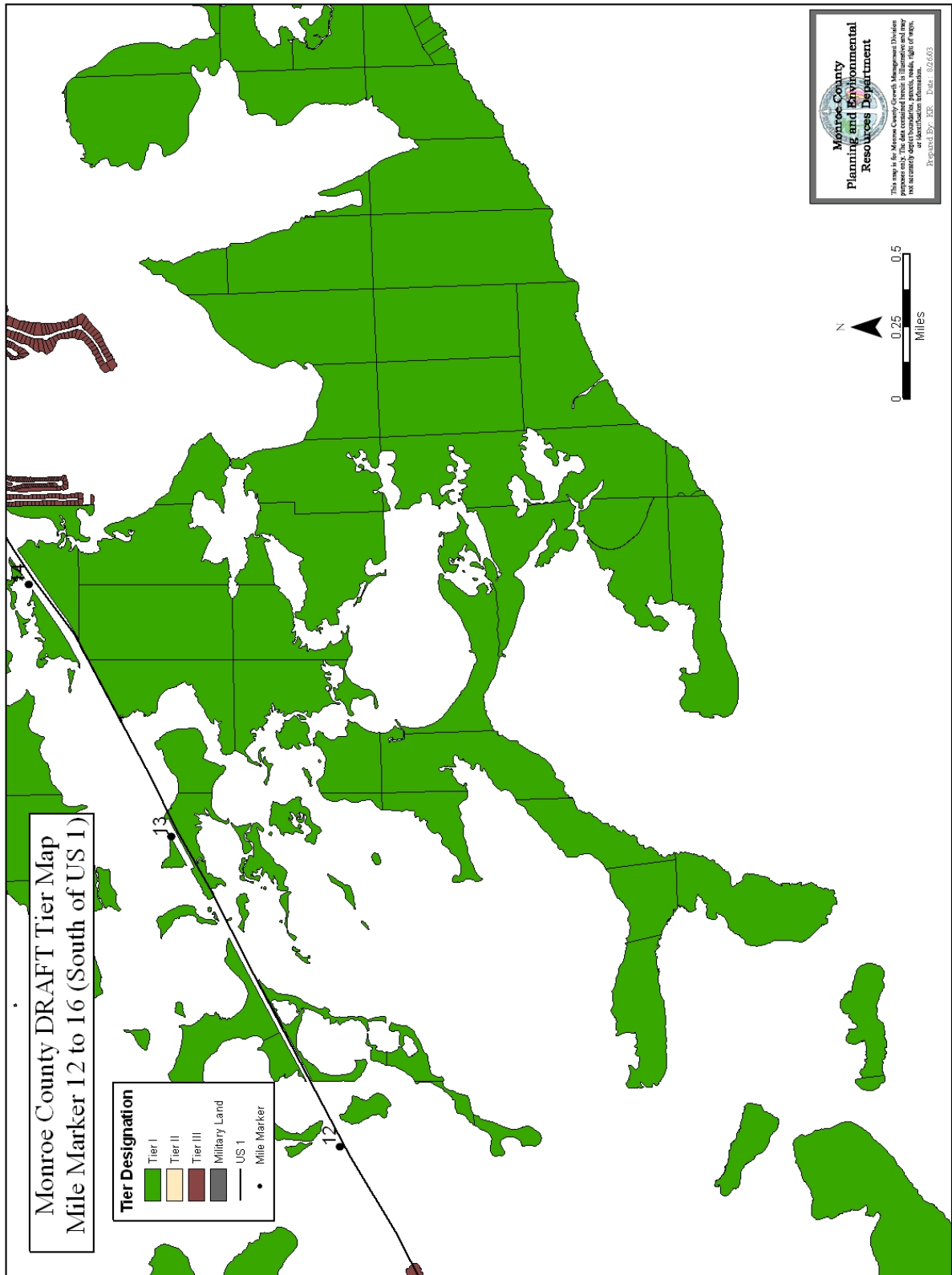
## LOWER KEYS MAPS







## LOWER KEYS MAPS





## LOWER KEYS MAPS

